FY02 SAD Installation Support Conference Issues Resolution

In-Progress Review

25 March 03

ISC Issues

1. **Improve 1391 Planning** *(Sanders)*
2. **Improve Design Quality** *(Pace)*
3. **Analysis of 8a Program and Goals** *(Jennings)*
4. **Project Data Availability** *(Sanders)*
5. **Utility Privatization** *(Calbreath)*
6. **Transition Team, Warranty Interface, Contract**

Installation Support Conference Issues #1

“Improve 1391 Planning”

Improve 1391 Planning

- Team Members
  - *John Sanders – South Atlantic Division
  - Jim Pace – South Atlantic Division
  - Steve Goodin – South Atlantic Division
  - Tommy Kyzar – Southeast Region Transformation of Installation Management
  - Tom Fultz – Mobile District
  - Rob Callahan – Savannah District

Improve 1391 Planning

- Objectives:
  - Establish requirement for Planning Charrettes
  - Ensure Funding is available for Charrettes
  - Insure associated cost are included in 1391s
    - Design-Build
    - Sustainable Design features
    - Force Protection
    - Environmental considerations

Improve 1391 Planning

- Accomplishments
  - Meeting between SAD and SERO 26 Nov 02
  - Discussion with ASCIM on 26 Nov 02
  - ASCIM Memo 03 Mar 03 Requires Planning Charrettes for ALL FY 2007 DD Form 1391s
  - ACSIM will program funds for all Planning Charrettes
  - HQUSACE is working to establish a cost database for Sustainable Design Levels
  - SAD has developed a DD Form 1391 Review Checklist

Improve 1391 Planning

- Ongoing Actions
  - SAD ensure associated Design-Build, Force Protection and Environmental cost are included in 1391 during validation process

Installation Support Conference Issue #2

“Improve Design Quality”

Improve Design Quality

- Team Members
  - John Sanders - South Atlantic Division
  - *James Pace - South Atlantic Division
  - Clay Thames - Mobile District
  - Steve Burch - Savannah District
  - Gordon Simmons - Savannah District
  - Steve Goodin – South Atlantic Division
  - Customers

Improve Design Quality

- Objectives:
  - Standardize equipment/systems
  - Include lessons learned
  - Promote:
    - Design-Build
    - Sustainable Design features
  - Establish/implement requirement for Design Charrettes
  - Change/improve RFP to address Maintainability
    - Force Protection
    - Environmental considerations

Improve Design Quality

- Action Plan
  - Use lessons learned
  - Emphasize and use ACASS and CCASS in the selection process
  - Include AE’s in POE(Post Occupancy Inspection)
  - Develop Project Management Plan
  - Promote Designer visits to installations

Improve Design Quality

-Meets Users Expectations

-Easily Understood Drawings

-Minimize Conflicts in Drawings and Specifications

-Economical to construct

-Easy to Operate

-Easy to maintain

Improve Design Quality

- Use of Design Charrettes
- Use of RFI System
- Use of BCOE Reviews
- Emphasis on Designer Support to the Field
- Use Lessons Learned System
- Standardize

Improve Design Quality

- Plan for Quality
- Work the Plan and Build Quality In
- Check for Problems
- Revise Procedures

Improve Design Quality Conclusion

- Project Delivery Team is responsible & accountable for delivering quality products to the customer
- Customer is an integral part of the team
- Project Management Plan = roadmap for quality project delivery
- Measure quality with goals & expectations in the PMP

Installation Support Conference

Issue #3

Installation Support Conference Analysis of 8(a) and Small Disadvantaged Businesses in the Acquisition Process

PDT Members

- Lynn Jennings, Director, CESAD-CT
- John Moore, Chief, CESAS-CT
- John Burgeson, DCAA Finance Advisor, CESAS-CT-DA
- Gwen Parker, Deputy for Small Business, CESAS-DB
- Elizabeth Hamilton, Student Aide, CESAS-DB
- Ed Slana, Chief, CESAM-CT
- Leo Hickman, CESAM-CT
- Sue Spieghts, CESAM-CT
- Gene Curtis, CESAM-CT
- Linda Spadaro, Deputy for Small Business, CESAM-DB
- Tom Clinton, CESAM-PM
- Thom Fultz, CESAM-PMJ
- John Higby, CESAM-PM
- Tom Sizemore, Chief, Construction & Planning, Fort Rucker, AL
- Mark Hunt, Chief, East Branch, Air Combat Command

Small Business Order of Precedence

- HUBZone 8(a)
- 8(a)
- HUBZone Set-Aside
- HUBZone Sole Source
- Small Business Set-Aside
- Full and Open Competition

SDB/BA Analysis

- Background: Customer concerns with BA costs
- Goal: Analyze & illustrate SAD SDB/BA costs
- Methods and Sources of Information?
  - Anecdotes
  - Quantitative analysis of raw and and bid data

SDB/8a Analysis

- Universe Characteristics
  - 1999*-2002 SAD MilCon Awards (SAS and SAM only) where an SDB/8a was awardee or a responsive bidder
  - 111 Awards (70 SAS / 41 SAM)
    - partial data
- Data Sources:
  - DD 350 Database
  - Award Files - "Official" IGE and Competing Bidder information

SDB/8a Analysis

- Analyses Performed:
  - 8a Competitive Awards – Comparison of Award Amt to IGE and Average Competing Bid Amount
  - 8a Match - Comparison of Award Amt to IGE
  - Other SDB and Large Business Awards - Comparison of Average Competing Bids by Business Size
- Possible Future Analyses:
  - Similar comparisons utilizing bid, IGE, and actual cost

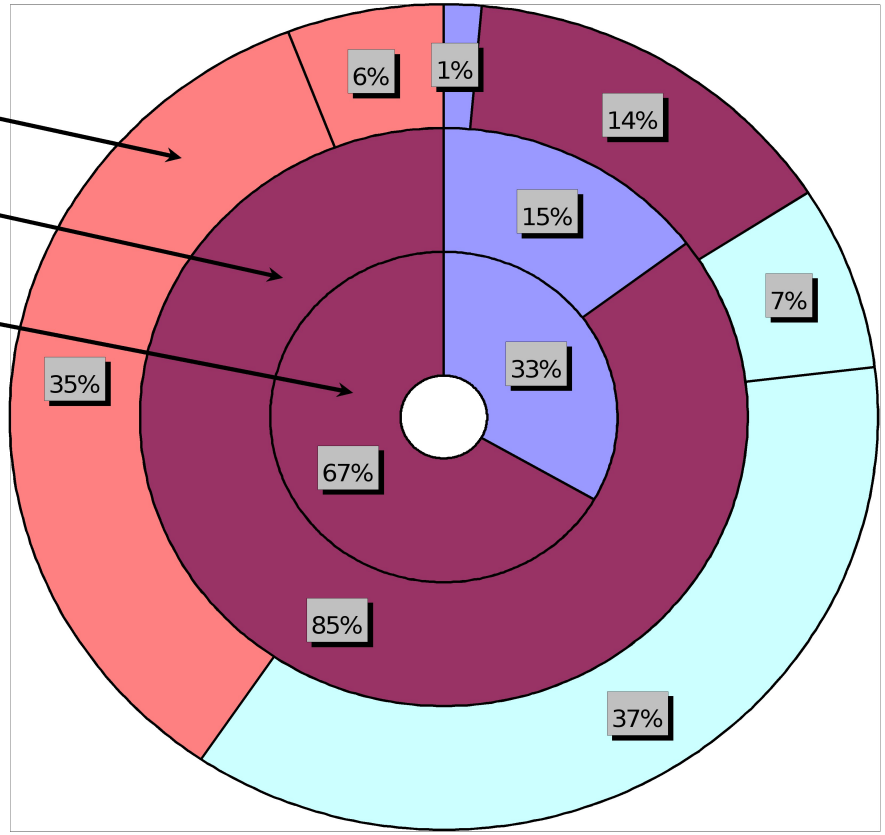
Awards with SDB / 8a Participation in Solicitation - % of Awards by Solicitation Procedures
Domestic Military Construction Only - 1999 (partial) through 2002

Awards to:

Small Disadvantaged Business (69 Awards)

Small Business Other Than SDB (27 Awards)

Large Business (15 Awards)



Full & Open Competition - Competitive Proposal

Full & Open Competition - Sealed Bid

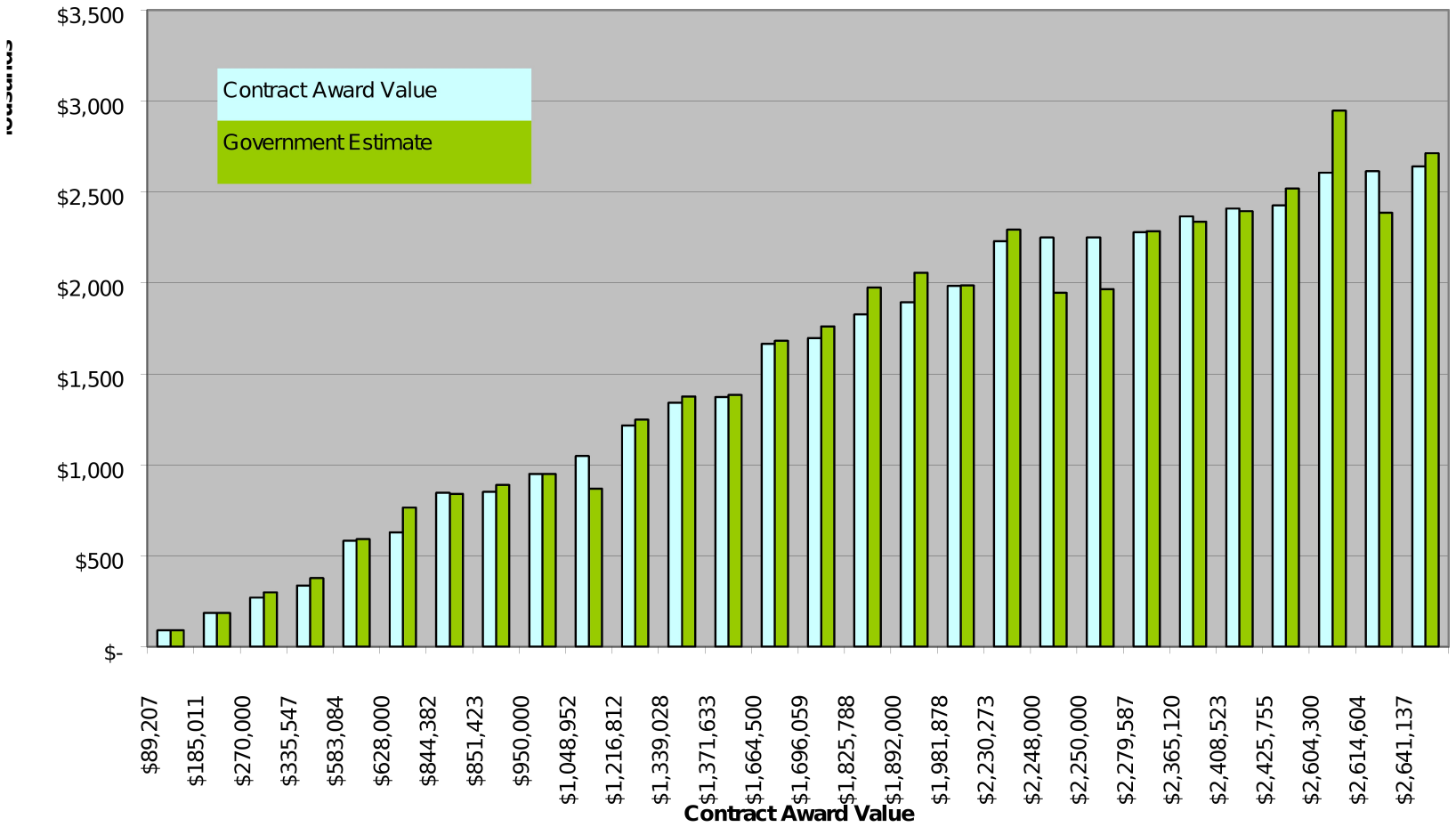
8a Competitive
37 % Set-Aside
7 % Other than Full & Open

8a Match
6 % Set-Aside
35 % Other than Full & Open

Note: SDB category includes the subcategory of 8a contractors

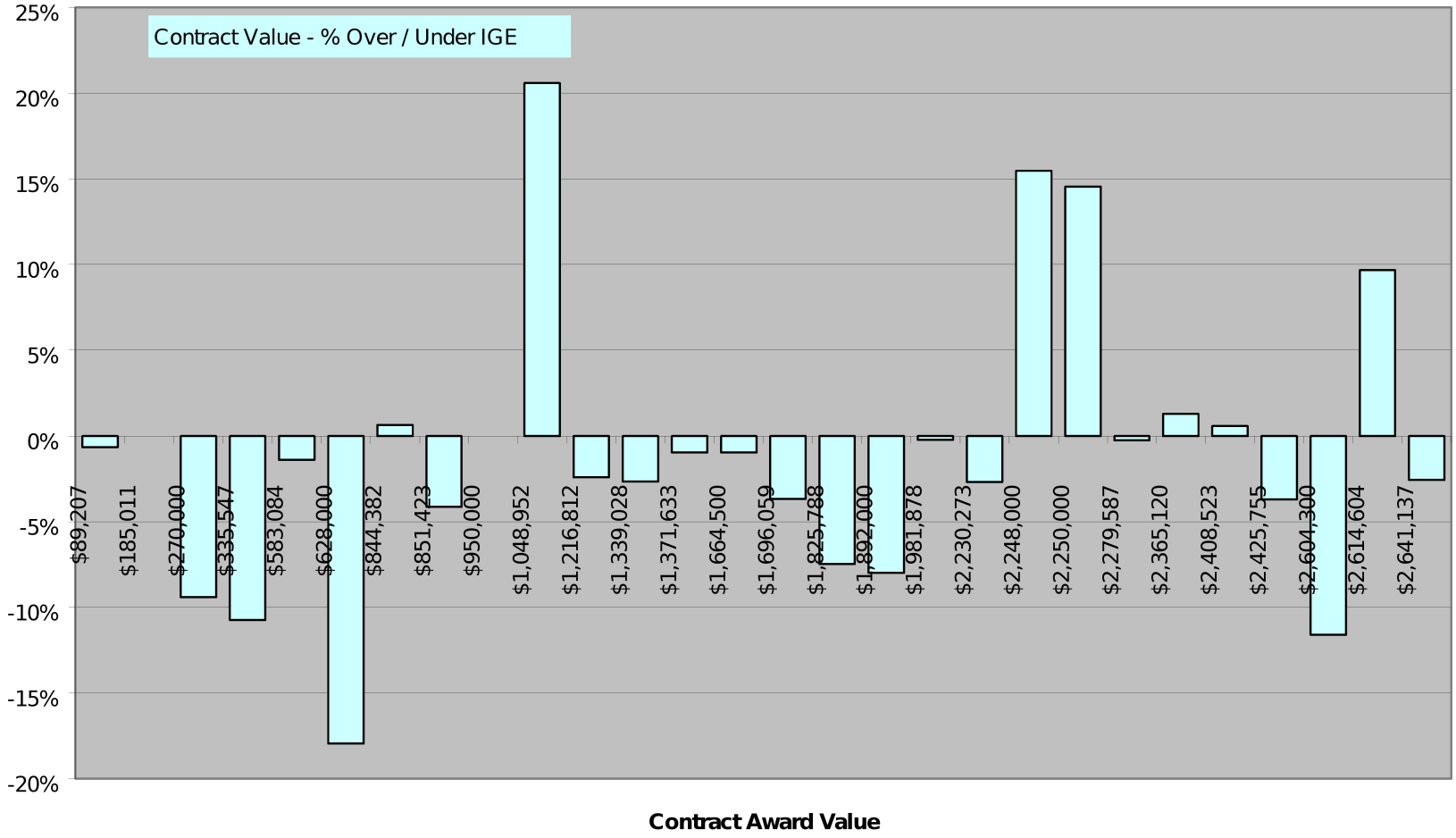
8a Match Awards

Comparison of Contract Award Amt to Government Estimate



8a Match Awards

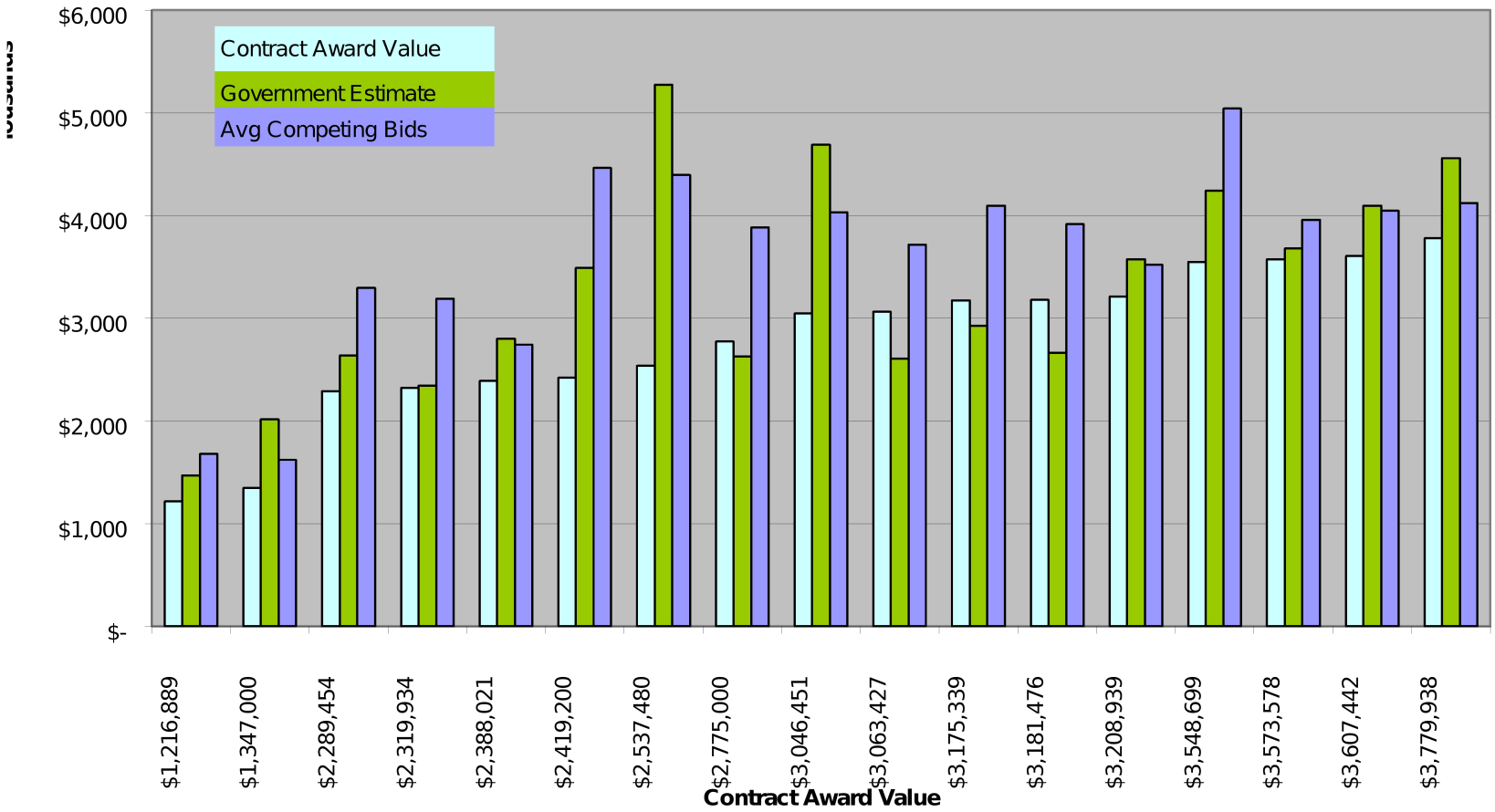
Contract Value - % Over / Under Government Estimate



Competitive 8a Awards

Comparison of Contract Award Amt to Government Estimate and Avg Competing Bids

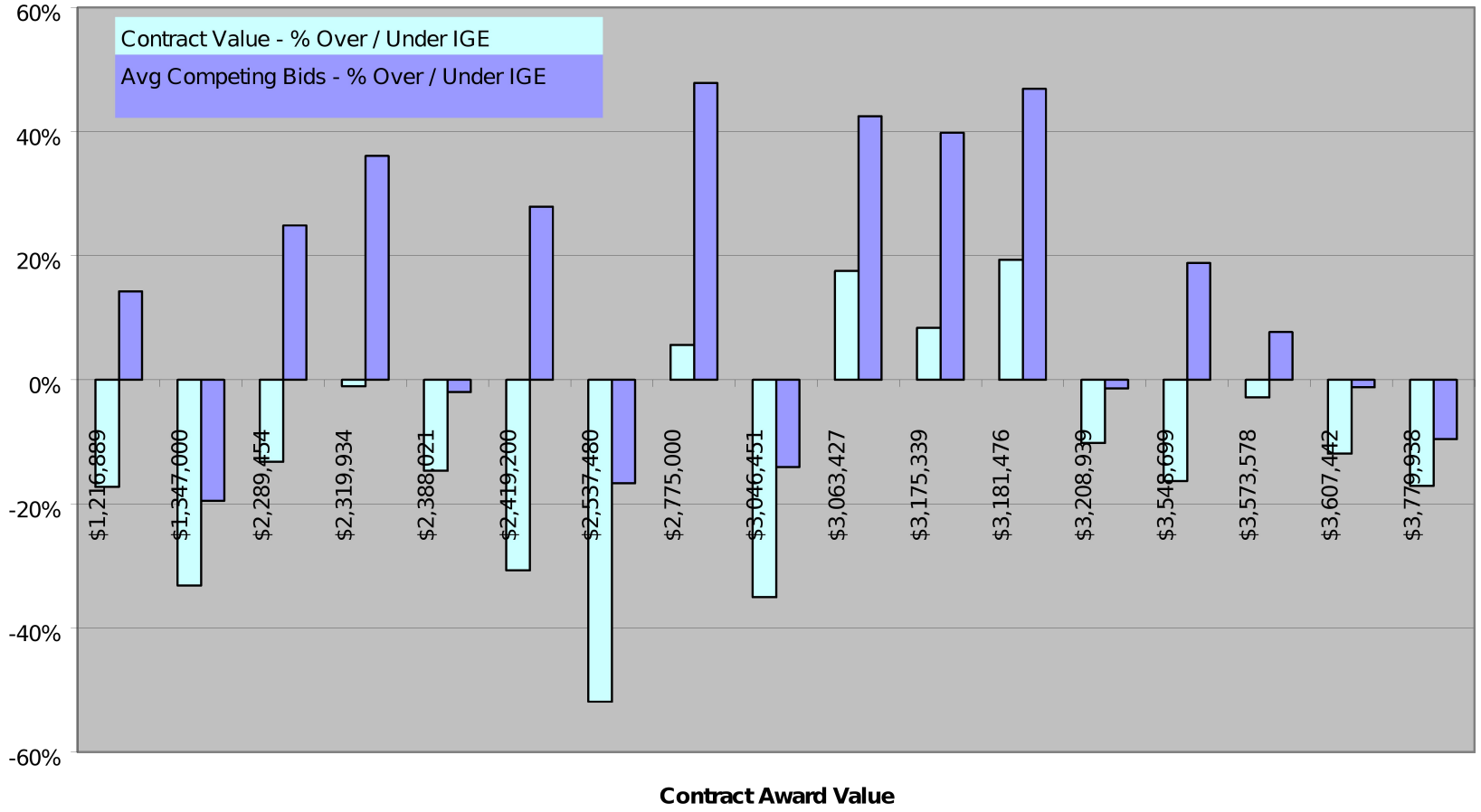
(Contract Values <$4 M)



Competitive 8a Awards

Contract Value and Avg Competing Bids - % Over / Under Government Estimate

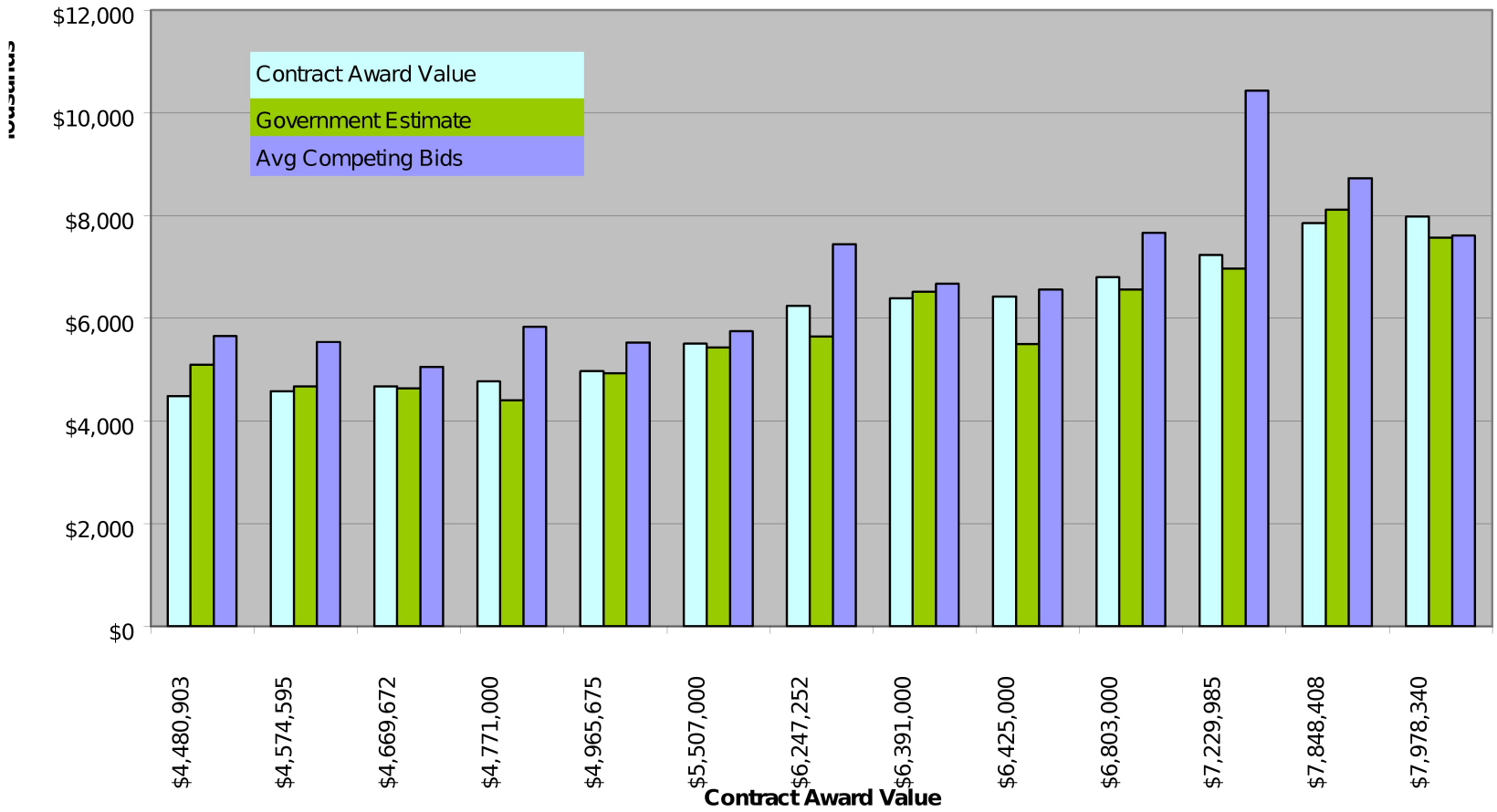
(Contract Values <$4 M)



Competitive 8a Awards

Comparison of Contract Award Amt to Government Estimate and Avg of Competing Bids

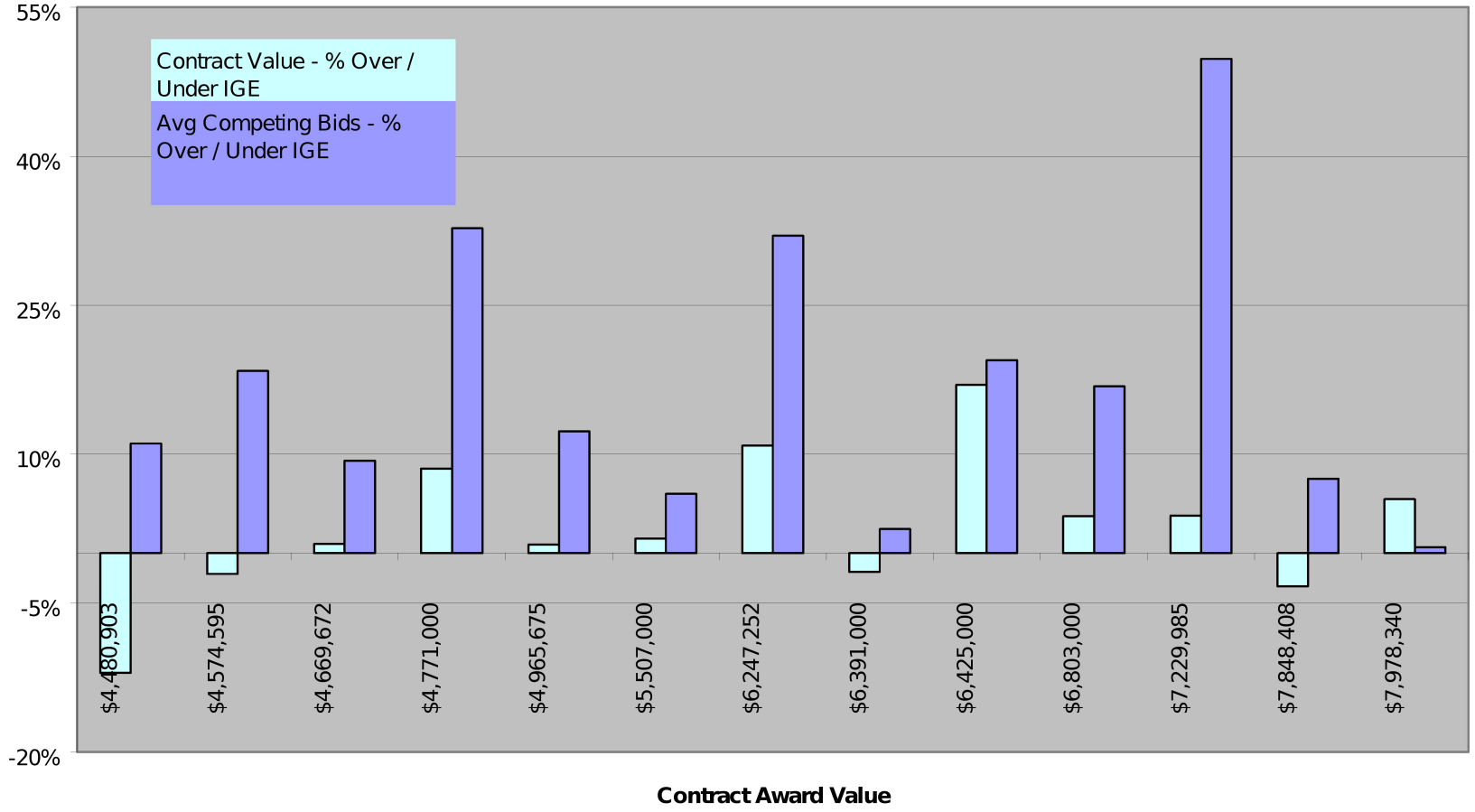
(Contract Values >$4 M)



Competitive 8a Awards

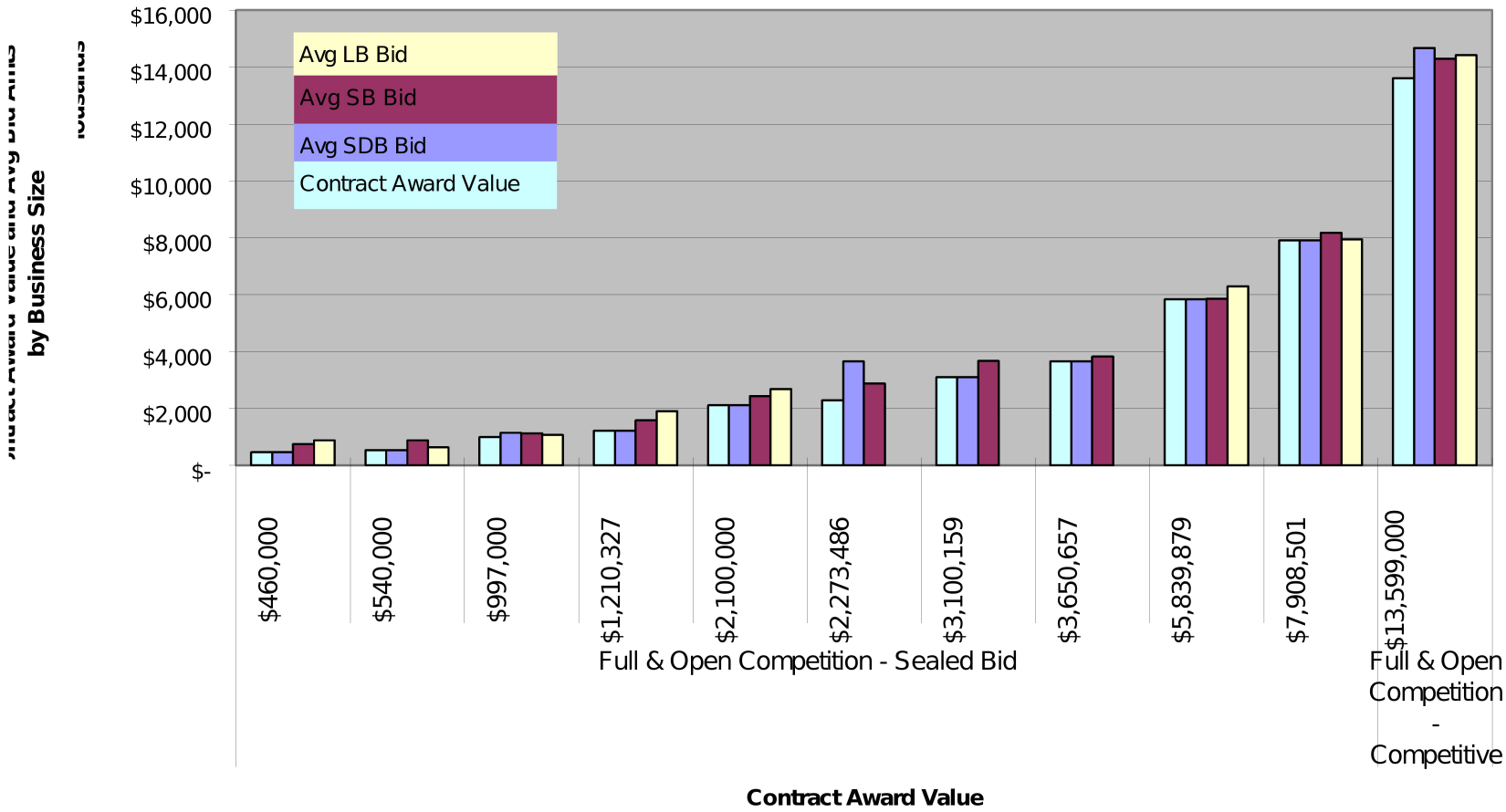
Contract Value and Avg Competing Bids - % Over / Under Government Estimate

(Contract Values >$4 M)



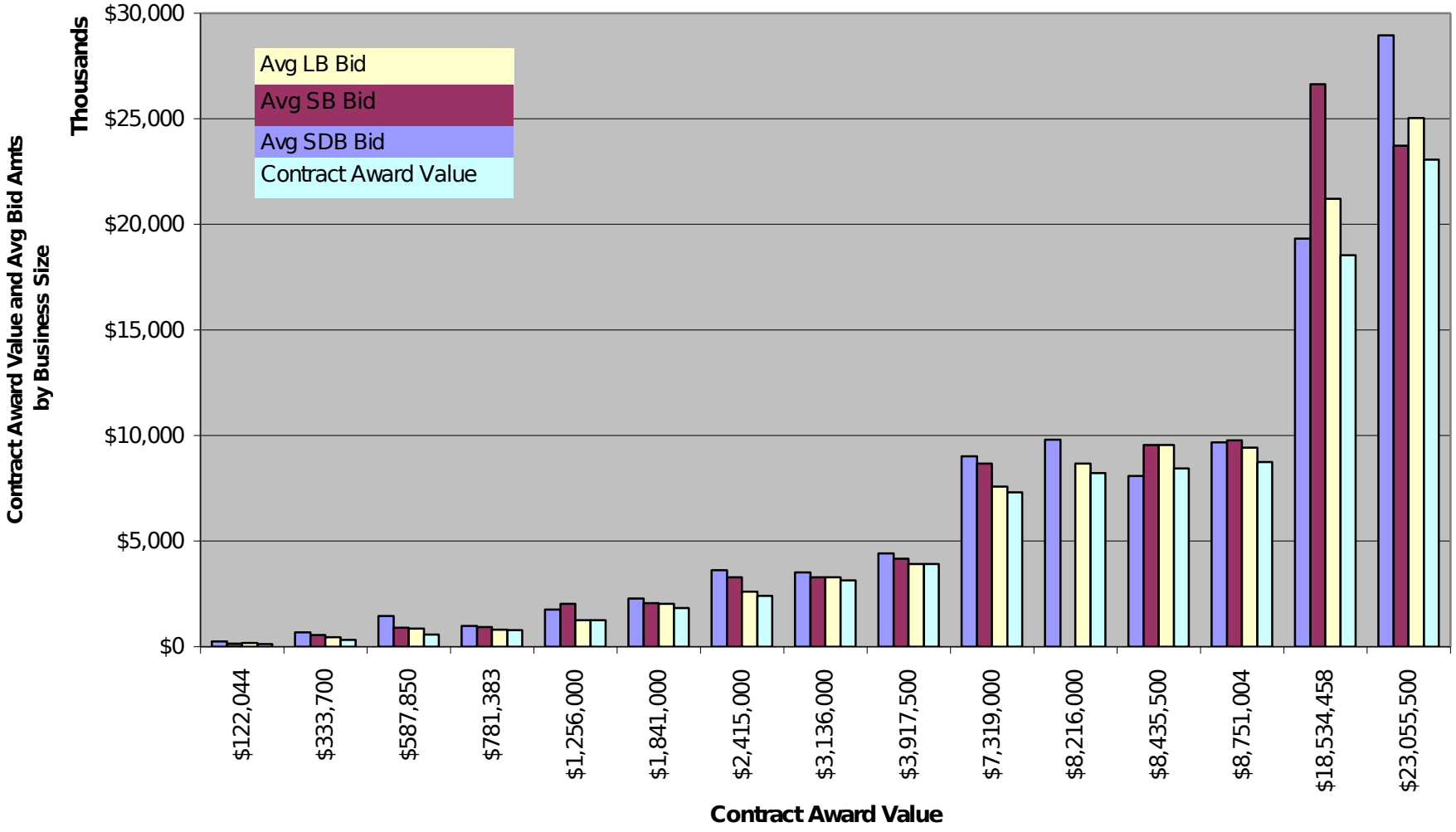
Full & Open Competition - SDB Awards

Comparison of Contract Value to Avg Competing Bids by Business Size



Large Business Awards

Comparison of Contract Value to Avg Competing Bids by Business Size



In Summary

- The Small Business Program is applicable to all Federal Agencies.
- Appropriate determinations are made to use applicable small business programs.
- Contracts awarded to 8(a) and SDBs are at fair and reasonable prices.
- Customers have voice and participate in selection of SDB contractors.
- Many thanks to the PDT!

Installation Support Conference Issue #4

“Project Data Availability”

Project Data Availability

- **Team Members**
  - *John Sanders – SAD
  - Gordon Gough – Mobile District
  - Chenita Bennett – ERDC-ITL (WES)
  - Haskell Barker – Las Angeles District
  - Phil Pinol - HQUSACE
  - Lance Locklear – Ft. Bragg
  - Steve Dwight - USSOCOM
  - Charles Henderson – USASOC
  - Gary Browder – Mobile District

Project Data Availability

- Objective – Improve Customer Access to real time design and construction data
- Action Plan
  - Link PROMIS and RMS data
  - Include RMS Projects in PPDS
  - Make Detailed Construction Data Available
  - Brief customers on system access and use

Project Data Availability

- Accomplishments
  - RMS Linked with PROMIS – 1 Oct 2002
  - Detailed Construction Data Available to Customer – 8 Nov 2002
  - Command Management Review Reports available to Customer – 26 Nov 2002
  - SAD-MT-M Memo to SAM & SAS Construction Division & PM

Project Data Availability

- Brief the Customers
  - SAD Resident Engineer Conference – Spring 2003
  - Installation Support Conference – May 2003
  - Site Visits - Ongoing

Installation Support Conference Issue #5

“Utilities Privatization”

Utilities Privatization

- **Team Members**
  - Eric Halpin, Savannah District
  - Joe Findley, Mobile District
  - John Patton, Southeast Region, IMA
  - Curt Murdock, Huntsville Engineering and Support Center
  - *Dennis Calbreath, South Atlantic Division

Utilities Privatization

- **Objective -** To recommend procedures to insure coordination of responsibilities of utility privatization and installation development.

- **Action Plan -**
  - Coordination with utility owners with installation's 5-year Capital Improvement Plan, the RCI initiative and MILCON charrette process.
  - Incorporate into Installation's business practices a formal "Privatization Coordination for Construction Project" process to include DPW/PWC, USACE and utility representatives.
  - With Installation's Privatization Manager, provide technical support to insure incorporation of utility requirements into DD1391s, GIS and master planning documents.
  - Utilize Request For Proposal (RFP) template (April 03) developed by Huntsville Engineering Center in all future contracts

Utilities Privatization

- Accomplishments
  - Utilities Privatization Project Management Plan completed and reviewed by Team Members.
  - Review of Current Privatization Actions ongoing.
  - Posting of HEC RFP Template to PPDS as soon as finalized (draft April 03). Key to coordination and responsibilities.
  - Posting of future ACSIM Privatization meetings to PPDS

Utilities Privatization

Status of Privatization Actions

Installation	Electric	Nat gas	Water	Wastewater
Benning	**Privatized**	**Privatized**	RFP on street	RFP on street
Bragg	**Private Nov 03**	2d RFP under dev	2d RFP under dev	2d RFP under dev
Buchanan	RFP under development	NA	RFP under development	RFP under development
Campbell	Not economical	**Privatized**	**Private Nov 03**	**Private Nov 03**
Gordon	RFP on street	**Private Nov 03**	Negotiating	Negotiating
Jackson	Negotiating	Negotiating	Negotiating	Negotiating
Knox	**Privatized**	Not economical	Negotiating	RFP under development
McPherson	2d RFP under dev	2d RFP under dev	Negotiating	Negotiating
Gillem	2d RFP under dev	2d RFP under dev	Negotiating	Negotiating
Redstone Arsenal	RFP under development	RFP under development	RFP under development	Negotiating
Stewart	Negotiating	2d RFP under dev	Negotiating	Negotiating
HAAF	Negotiating	2d RFP under dev	Negotiating	Negotiating
Sunny Point	Negotiating	NA	Negotiating	Negotiating
#Systems	**13**	**10**	**13**	**13**
Systems Privatized	**3**	**3**	**1**	**1**

Installation Support Conference Issue #6

“Transition Team, Warranty Interface, Contract Closeout”

George Baker

TRANFER & WARRANTIES

ER 415-345-38

- Requires a written MOU
- Contains a Sample MOU
- Transfer is simultaneous with acceptance
- Discuss at Pre-construction Conference
- Discuss again just prior to turnover

RED ZONE PROCEDURES

Construction Bulletin 2002-14

- Provides a checklist of activities to be performed during the final stages of a project
- Used as an aid to enhance closeout of projects.

WARRANTY OF CONSTRUCTION

FAR 52.246-21

- Sets forth warranty requirements

WARRANTIES

FAR 46.7

- Criteria for use of warranties
- Considerations for Contracting Officer
- Terms and Conditions

As Builts, Punch Lists, O&M Manuals, Grassing, HVAC

- Guidance went out recommending a separate completion date (30 days after Project Acceptance) for As Builts, O&M manuals, and Punch list items
- Guidance went out requiring establishment of turf, and Testing and Balancing of HVAC prior to contract completion